066.0	0005	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,400 / 985,400
					USE VALUE:	985,400 / 985,400
					ASSESSED:	985,400 / 985,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTAB LISA
Owner 2:	BENNETT VICTORIA
Owner 3:	
Street 1:	10 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALLARELLI JANICE M -
Owner 2:	-
Street 1:	10 RADCLIFFE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,685 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Aluminum Exterior and 2947 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5685.000	561,000	11,000	413,400	985,400
Total Card	0.131	561,000	11,000	413,400	985,400
Total Parcel	0.131	561,000	11,000	413,400	985,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.35 | /Parcel: 334.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 42457

GIS Ref

GIS Ref

Insp Date 09/13/18

!5684!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	561,000	11000	5,685.	413,400	985,400	985,400	Year End Roll	12/18/2019
2019	101	FV	415,000	11500	5,685.	383,900	810,400	810,400	Year End Roll	1/3/2019
2018	101	FV	406,100	11500	5,685.	383,900	801,500	801,500	Year End Roll	12/20/2017
2017	101	FV	406,100	11500	5,685.	336,600	754,200	754,200	Year End Roll	1/3/2017
2016	101	FV	406,100	11500	5,685.	307,100	724,700	724,700	Year End	1/4/2016
2015	101	FV	390,200	11800	5,685.	271,700	673,700	673,700	Year End Roll	12/11/2014
2014	101	FV	390,200	11800	5,685.	256,900	658,900	658,900	Year End Roll	12/16/2013
2013	101	FV	390,200	11800	5,685.	244,500	646,500	646,500		12/13/2012

PRINT

Date	Time
12/10/20	20:32:26

LAST REV

Date	Time
09/27/18	13:39:19

apro

5684

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLARELLI JANI	49579-185		6/8/2007		729,000	No	No		
VALARELLI RICHA	21676-31		1/13/1992			No	No		A

USER DEFINED

Prior Id # 1:	42457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/1995	586		14,500					REM/KIT ADD 8X8 MD

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
1/10/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
8/9/2007	MLS	HC	Helen Chinal
10/6/1999	Meas/Inspect	267	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5685		Sq. Ft.	Site		0	70.	1.04	12									413,386						413,400	

Total AC/HA: 0.13051 | Total SF/SM: 5685 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 413,386 | Spl Credit | Total: 413,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11542547
Const Adj.:	0.99742496
Adj $ / SQ:	139.069
Other Features:	138000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588028
Depreciation:	27049
Depreciated Total:	560978

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

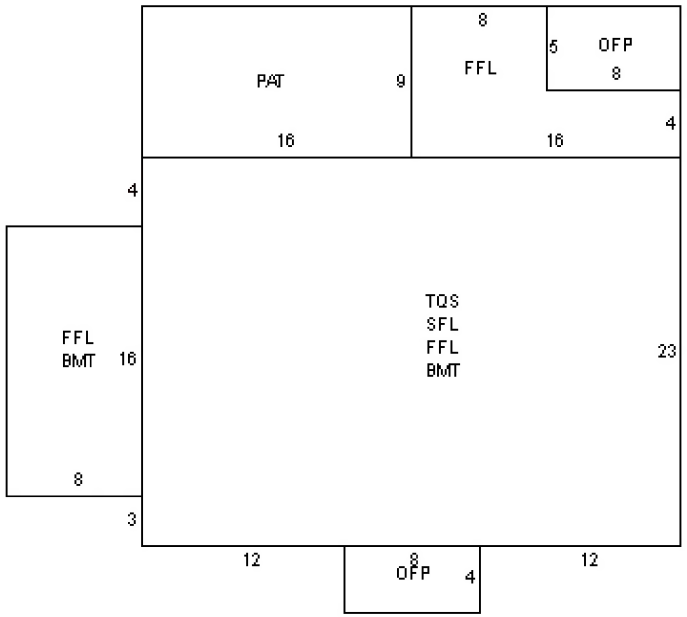
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	152.98
Special Features:	0	Val/Su Net:	168.17
Final Total:	561000	Val/Su SzAd	248.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	139.070	134,619
BMT	Basement	864	91.790	79,303
SFL	Second Floor	736	139.070	102,355
TQS	3/4 Story	552	139.070	76,766
PAT	Patio	144	4.840	697
OFP	Open Porch	72	39.320	2,831

Net Sketched Area:	3,336			Total:	396,571
Size Ad	2256	Gross Are	3520	FinArea	2947

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1995	8.00	T	19.2	101			600			600
12	Pool-Gunite	D	Y	1	17X34	A	AV	1995	22.22	T	19.2	101			10,400			10,400

More:	N	Total Yard Items:	11,000	Total Special Featues:		Total:	11,000